

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: March 10, 1994

FROM: J. James Dieter

SUBJECT: Michael Novak Property
Petition for Variance - (Zoning Item 320)

RECEIVED
MAR 10 1994
ZADM

SITE LOCATION

The subject property is located at 15 Bowleys Quarters Road in the Saltpeter Creek watershed. The site is within the Chesapeake Bay Critical Area (CBCA) and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Michael Novak

APPLICANT PROPOSAL

The applicant has requested a variance from BCZR409.BA.1,2,5 and 6 to permit less than the required screening, a non-durable dustless surface, no turn around at dead end aisles and no striping for all off street parking. The variances regarding the parking lot dimensions and material are being sought to bring the existing residential office into compliance with the BCZR as well as CBCA Regulations.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.02>

Mr. Arnold E. Jablon
March 10, 1994
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot, parcel or property proposed to be developed, except that lots less than or equal to one acre each, and located in a subdivision approved after June 1, 1986 may contain impervious areas up to 25% of the lot" <Baltimore County Code, Section 26-453(e)>.

Finding: The existing gravel parking lot does not conform to the specifications of a porous pavement. If the parking lot is not converted to standard porous pavement, existing impervious area would be 3,554 square feet of 16% of the lot. If the parking lot is converted, impervious surface would equal 1,297 square feet or 6% of the site. In order for this regulation to be met, the parking lot must be replaced with the standard porous pavement (see attached specification).

2. Regulation: "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:

(1) No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.

(2) Forest or developed woodland cleared in LDAs shall be replaced in LDAs, LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.

(3) The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" <Baltimore County Code, Section 26-453(c)>.

Finding: Although designated forest exists in the rear of the property, no disturbance of this forest is proposed. Therefore, this regulation has been met.

Mr. Arnold E. Jablon
March 10, 1994
Page 3

3. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: Tidal and non-tidal wetlands exist at the rear of the property. However, no disturbance of this area is proposed; therefore, this regulation has been met.

4. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 26-450, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 26-449(d)>.

Finding: A 100 foot buffer is currently being maintained as forest in good condition. Therefore, these regulations have been met.

CONCLUSION

It is the finding of this Department that this project will comply with the Chesapeake Bay Critical Area Regulations if conditioned to meet the above requirements. Therefore, we recommend approval of the variance with these conditions.

Please contact Ms. Patricia M. Farr at 887-3980 if you require additional information.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD/GES/tmm

c: Michael Novak

NOVAK/DEPRM/WQBCCA

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

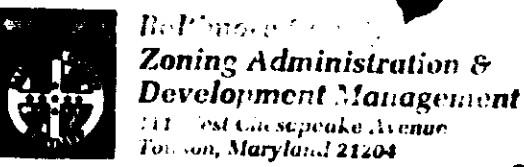
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy, FOR THE FOLLOWING ITEM NUMBERS: 308, 314, 315, 320 AND 321.

RECEIVED
FEB 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File





receipt

CRITICAL

Account: RQC-4150

Number: 2/16/94

Item: 330

35.00

total 385.00

94-318-A

Date

On Mark
for the Engineering Section

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-318-A

(410) 887-3353

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Michael Novak
15 Bowleys Quarters Road
Baltimore, Maryland 21220

CASE NUMBER/PROJECT NAME: 94-318-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-318-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-318-A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 320

Petitioner: MIKE NOVAK

Location: 15 BOWLEYS QUARTERS RD, BALTO, MD, 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MIKE NOVAK

ADDRESS: 15 BOWLEYS QUARTERS RD, BALTO, MD, 21220

PHONE NUMBER: 410-365-0421

A:igge

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
March 1, 1994

94-318-A

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-318-A (Item 320)

15 Bowleys Quarters Road

NE/S Bowleys Quarters Road, 495' S of Eastern Avenue

5th Election District - 5th Councilmanic

Petitioner(s): Michael Novak

HEARING: FRIDAY, MARCH 25, 1994 at 9:00 a.m., Rm. 106, County Office Bldg.

Variance to permit less than required screening, a non-durable dustless surface, no turn-around at dead-end lanes, and no striping for all off-street parking.

Arnold Jablon, Director

Arnold Jablon
Director

cc: Michael Novak

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1994

Mr. Michael Novak
15 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Case No. 94-318-A, Item No. 320
Petitioner: Michael Novak
Petition for Variance

Dear Mr. Novak:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 3, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 7, 1994
Zoning Administration and Development Management

FROM: Pub
Edmund W. Dowling, P.E., Chief
Development Engineering Section

RE: Zoning Advisory Committee Meeting
for March 7, 1994
Item 4320

The Development Engineering Section has reviewed the subject zoning item. Please clarify the rights-of-way shown for Bowleys Quarters Road. A 30-foot right-of-way is shown along roadway, except at site location where property line is shown to centerline of roadway (dedication of right-of-way required if property line is at centerline of roadway).

This site is subject to previous landscape review comments. Please permission from adjacent homeowner to plant buffer on homeowner's property. A landscape plan must be approved by the Department of Public Works prior to release of permits.

EDW:ew



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-1-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 7320 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
DAVID N. RANTSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: March 1, 1994

SUBJECT: 15 Bowleys Quarters Road

INFORMATION:

Item Number: 320

Petitioner: Michael Novak

Property Size: _____

Zoning: B.L.

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comments:

- A durable and dustless surface should be provided unless DEPDM recommends otherwise.
- Compliance with the Landscape Manual should be required.

Prepared by: Jeffery M. Long

Division Chief: Gary C. Kern

PK/JL:lw

ZAC.320/PZONE/ZAC1

Pg. 1

IN RE: PETITION FOR VARIANCE
NE/S Bowleys Quarters Road,
485' S of Eastern Avenue
(15 Bowleys Quarters Road)
15th Election District
5th Councilmanic District
Michael Novak
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-318-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 15 Bowleys Quarters Road located in the Chase area of southeastern Baltimore County. The Petition was filed by the owner of the property, Michael Novak. The Petitioner seeks relief from Section 409.8.A.1, 2, 5 and 6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit less than the required screening, a non-durable and dustless surface, no turn-around at dead-end aisles, and non-striped parking spaces for all off-street parking for an existing office on the subject property, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael Novak, property owner, and Al Erdi, Professional Engineer. There were no Protestants present.

Testimony revealed that the subject property consists of 0.51 acres, more or less, zoned B.L. and is located within the Chesapeake Bay Critical Areas near Saltpeter Creek. The property is improved with a one-story dwelling which has been used as a home office for the Petitioner's building restoration business since his purchase of the property a little over a year ago. In order to bring the residential office use into compliance with the B.C.Z.R. as well as Critical Areas legislation, the

requested variances from parking lot dimension and paving material requirements are necessary. Mr. Novak testified that he is familiar with the comments dated March 10, 1994 from the Department of Environmental Protection and Resource Management (DEPRM) and is prepared to comply with all of the requirements set forth therein in order to comply to the extent possible with critical areas legislation. In addition, Mr. Novak stated that he has contacted the adjoining property owner, Kenneth P. Kincer, who has no objections to the Petitioner's plans and has agreed to allow the Petitioner to plant a landscape buffer on his property as required by the Department of Public Works in their comment dated March 7, 1994. It should be noted that the adjoining property on the southwest side is a wooded, vacant parcel.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 1994 that the Petition for Variance seeking relief from Section 409.8.A.1, 2, 5 and 6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit less than the required screening on the property, a non-durable and dustless surface, no turn-around at dead-end aisles, and non-striped parking spaces for all off-street parking for a proposed office, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his use permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If an appeal is filed and this order is reversed, the relief granted herein shall be rescinded.
- 2) A landscape plan shall be submitted for review and approval by the Department of Public Works prior to the issuance of any use and occupancy permits. If deemed necessary, a landscape buffer will be provided along the northeast property line adjoining the Kincer property.
- 3) Prior to the issuance of any occupancy permits, the Petitioner shall comply with all of the requirements set forth in the comments submitted by DEPRM dated March 10, 1994.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 14, 1994

(410) 887-4386

Mr. Michael Novak
708 Knollmeyer Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NE/S Bowleys Quarters Road, 485' S of Eastern Avenue
(15 Bowleys Quarters Road)
15th Election District - 5th Councilmanic District
Michael Novak - Petitioner
Case No. 94-318-A

Dear Mr. Novak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Al Erdi
P.O. Box 10055, Towson, Md. 21285-0055

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 15 Bowleys Quarters Road, Balto. County.

The subject property is in C.B.C.A. (Chesapeake Bay Critical Areas) which is presently zoned BL. This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8.A.1, 2, 5, and 6 (Land Use/Screening Requirements) to permit: Less than required screening, a non-durable dustless surface, no turn-around at dead-end aisles, and no striping for all off-street parking.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Since this property is in C.B.C.A., DEPRM does not allow impervious surface to exceed 20%, and recommends less than that, and since the site exceeds the recommendation if the parking is paved, we request that the above requirements be variances in order to allow this site to operate as zoned.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

Michael Novak
(Type or Print Name)

Michael Novak
(Signature)

15 Bowleys Quarters Rd.,
Address

Baltimore County, Md. 21220
City

State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

Printed with Recycled Ink on Recycled Paper

With this document, I declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Michael Novak
(Type or Print Name)

Michael Novak
(Signature)

15 Bowleys Quarters Rd.,
Address

Baltimore County, Md. 21220
City

State Zipcode

Signature

Address

City

State

Zipcode

Phone No.

Printed with Recycled Ink on Recycled Paper

ESTIMATED LENGTH OF HEARING

Indicate for Hearing

For the following date

Next Two Months

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Indicate for Hearing

Description

Beginning for the same in the center of Bowleys Quarters Road, a road leading from Eastern Avenue to Carroll Island Road, at the distance of 495 feet from the intersection of Eastern Avenue and Bowleys Quarters Road, running thence South 33 degrees 40 minutes West binding on the center of said road 98.50 feet and South 28 degrees 22 minutes West 1.58 feet; thence South 56 degrees 25 minutes East 233.30 feet; thence North 25 degrees 45 minutes East 100.92 feet; thence North 56 degrees 25 minutes West 219.40 feet to the place of beginning, consisting of 0.51 acre of land, the improvements thereon being known as parcel 32, No. 15 Bowleys Quarters Road.



14 Feb, 1994

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 3/14/94

Posted for: Karl L. Rice

Petitioner: Michael Novak

Location of property: 15 Bowleys Quarters Rd., NE/S of Eastern Ave.

Location of Sign: Being the subject of the property being posted

Remarks:

Posted by: [Signature] Date of return: 3/14/94

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 3, 1994.

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: March 10, 1994

FROM: J. James Dieter

SUBJECT: Michael Novak Property
Petition for Variance - (Zoning Item 320)

RECEIVED
MAR 10 1994
ZADM

SITE LOCATION

The subject property is located at 15 Bowleys Quarters Road in the Saltpeter Creek watershed. The site is within the Chesapeake Bay Critical Area (CBCA) and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Michael Novak

APPLICANT PROPOSAL

The applicant has requested a variance from BCZR409.BA.1,2,5 and 6 to permit less than the required screening, a non-durable dustless surface, no turn around at dead end aisles and no striping for all off street parking. The variances regarding the parking lot dimensions and material are being sought to bring the existing residential office into compliance with the BCZR as well as CBCA Regulations.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.02>

Mr. Arnold E. Jablon
March 10, 1994
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot, parcel or property proposed to be developed, except that lots less than or equal to one acre each, and located in a subdivision approved after June 1, 1986 may contain impervious areas up to 25% of the lot" <Baltimore County Code, Section 26-453(e)>.

Finding: The existing gravel parking lot does not conform to the specifications of a porous pavement. If the parking lot is not converted to standard porous pavement, existing impervious area would be 3,554 square feet of 16% of the lot. If the parking lot is converted, impervious surface would equal 1,297 square feet or 6% of the site. In order for this regulation to be met, the parking lot must be replaced with the standard porous pavement (see attached specification).

2. Regulation: "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:

(1) No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.

(2) Forest or developed woodland cleared in LDAs shall be replaced in LDAs, LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.

(3) The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" <Baltimore County Code, Section 26-453(c)>.

Finding: Although designated forest exists in the rear of the property, no disturbance of this forest is proposed. Therefore, this regulation has been met.

Mr. Arnold E. Jablon
March 10, 1994
Page 3

3. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: Tidal and non-tidal wetlands exist at the rear of the property. However, no disturbance of this area is proposed; therefore, this regulation has been met.

4. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 26-450, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 26-449(d)>.

Finding: A 100 foot buffer is currently being maintained as forest in good condition. Therefore, these regulations have been met.

CONCLUSION

It is the finding of this Department that this project will comply with the Chesapeake Bay Critical Area Regulations if conditioned to meet the above requirements. Therefore, we recommend approval of the variance with these conditions.

Please contact Ms. Patricia M. Farr at 887-3980 if you require additional information.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD/GES/tmm

c: Michael Novak

NOVAK/DEPRM/WQBCCA

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy, FOR THE FOLLOWING ITEM NUMBERS: 308, 314, 315, 320 AND 321.

RECEIVED
FEB 28 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File



receipt

CRITICAL

111 West Chesapeake Avenue
Towson, MD 21204

Account: RQC-4150

Number: 2/16/94

Item: 330

35.00

385.00

94-318-A

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-318-A

(410) 887-3353

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Michael Novak
15 Bowleys Quarters Road
Baltimore, Maryland 21220

CASE NUMBER/PROJECT NAME: 94-318-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-318-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-318-A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 320

Petitioner: MIKE NOVAK

Location: 15 BOWLEYS QUARTERS RD, BALTO, MD.

PLEASE FORWARD ADVERTISING BILL TO: 21220

NAME: MIKE NOVAK

ADDRESS: 15 BOWLEYS QUARTERS RD, BALTO, MD.

PHONE NUMBER: 410-365-0421

AD:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-318-A

(410) 887-3353

March 1, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-318-A (Item 320)

15 Bowleys Quarters Road
15 Bowleys Quarters Road, 495' S of Eastern Avenue
15th Election District - 5th Councilmanic

Petitioner(s): Michael Novak

HEARING: FRIDAY, MARCH 25, 1994 at 9:00 a.m., Rm. 106, County Office Bldg.

Variance to permit less than required screening, a non-durable dustless surface, no turn-around at dead-end lanes, and no striping for all off-street parking.

Arnold Jablon, Director

cc: Michael Novak

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

March 16, 1994

(410) 887-3353

Mr. Michael Novak
15 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Case No. 94-318-A, Item No. 320
Petitioner: Michael Novak
Petition for Variance

Dear Mr. Novak:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 3, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 7, 1994
Zoning Administration and Development Management

FROM: Pub
Edmund W. Dowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 7, 1994
Item 4320

The Developers Engineering Section has reviewed the subject zoning item. Please clarify the rights-of-way shown for Bowleys Quarters Road. A 30-foot right-of-way is shown along roadway, except at site location where property line is shown to centerline of roadway (dedication of right-of-way required if property line is at centerline of roadway).

This site is subject to previous landscape review comments. Please permission from adjacent homeowner to plant buffer on homeowner's property. A landscape plan must be approved by the Department of Public Works prior to release of permits.

BWELW

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-1-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 94-318-A (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. RANTSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: March 1, 1994

SUBJECT: 15 Bowleys Quarters Road

INFORMATION:

Item Number: 320

Petitioner: Michael Novak

Property Size: _____

Zoning: B.L.

Requested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comments:

- A durable and dustless surface should be provided unless DEPDM recommends otherwise.

- Compliance with the Landscape Manual should be required.

Prepared by: Jeffery M. Long

Division Chief: Gary C. Kern

PK/JL:lw

ZAC.320/PZONE/ZAC1

Pg. 1

IN RE: PETITION FOR VARIANCE
NE/S Bowleys Quarters Road,
485' S of Eastern Avenue
(15 Bowleys Quarters Road)
15th Election District
5th Councilmanic District
Michael Novak
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-318-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 15 Bowleys Quarters Road located in the Chase area of southeastern Baltimore County. The Petition was filed by the owner of the property, Michael Novak. The Petitioner seeks relief from Section 409.8.A.1, 2, 5 and 6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit less than the required screening, a non-durable and dustless surface, no turn-around at dead-end aisles, and non-striped parking spaces for all off-street parking for an existing office on the subject property, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael Novak, property owner, and Al Erdi, Professional Engineer. There were no Protestants present.

Testimony revealed that the subject property consists of 0.51 acres, more or less, zoned B.L. and is located within the Chesapeake Bay Critical Areas near Saltpeter Creek. The property is improved with a one-story dwelling which has been used as a home office for the Petitioner's building restoration business since his purchase of the property a little over a year ago. In order to bring the residential office use into compliance with the B.C.Z.R. as well as Critical Areas legislation, the

requested variances from parking lot dimension and paving material requirements are necessary. Mr. Novak testified that he is familiar with the comments dated March 10, 1994 from the Department of Environmental Protection and Resource Management (DEPRM) and is prepared to comply with all of the requirements set forth therein in order to comply to the extent possible with critical areas legislation. In addition, Mr. Novak stated that he has contacted the adjoining property owner, Kenneth P. Kincer, who has no objections to the Petitioner's plans and has agreed to allow the Petitioner to plant a landscape buffer on his property as required by the Department of Public Works in their comment dated March 7, 1994. It should be noted that the adjoining property on the southwest side is a wooded, vacant parcel.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 1994 that the Petition for Variance seeking relief from Section 409.8.A.1, 2, 5 and 6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit less than the required screening on the property, a non-durable and dustless surface, no turn-around at dead-end aisles, and non-striped parking spaces for all off-street parking for a proposed office, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his use permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If an appeal is filed and this order is reversed, the relief granted herein shall be rescinded.
- 2) A landscape plan shall be submitted for review and approval by the Department of Public Works prior to the issuance of any use and occupancy permits. If deemed necessary, a landscape buffer will be provided along the northeast property line adjoining the Kincer property.
- 3) Prior to the issuance of any occupancy permits, the Petitioner shall comply with all of the requirements set forth in the comments submitted by DEPRM dated March 10, 1994.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 14, 1994

(410) 887-4386

Mr. Michael Novak
708 Knollmeyer Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NE/S Bowleys Quarters Road, 485' S of Eastern Avenue
(15 Bowleys Quarters Road)
15th Election District - 5th Councilmanic District
Michael Novak - Petitioner
Case No. 94-318-A

Dear Mr. Novak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Al Erdi
P.O. Box 10055, Towson, Md. 21285-0055

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 15 Bowleys Quarters Road, Balto. County.

The subject property is in C.B.C.A. (Ches. Bay Critical Areas) - 307.2
This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8.A.1, 2, 5, and 6 (Land Use/Screening Requirements) to permit: Less than required screening, a non-durable dustless surface, no turn-around at dead-end aisles, and no striping for all off-street parking.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Since this property is in C.B.C.A., DEPRM does not allow impervious surface to exceed 20 %, and recommends less than that, and since the site exceeds the recommendation if the parking is paved, we request that the above requirements be variances in order to allow this site to operate as zoned.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

Michael Novak
(Type or Print Name)

Michael Novak
(Signature)

15 Bowleys Quarters Rd.,
Address

Baltimore County, Md. 21220
City

State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

City

State

Zipcode

Printed with Recycled Ink on Recycled Paper

With this petition, I declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Michael Novak
(Type or Print Name)

Michael Novak
(Signature)

15 Bowleys Quarters Rd.,
Address

Baltimore County, Md. 21220
City

State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

City

State

Zipcode

Printed with Recycled Ink on Recycled Paper

Description

Beginning for the same in the center of Bowleys Quarters Road, a road leading from Eastern Avenue to Carroll Island Road, at the distance of 495 feet from the intersection of Eastern Avenue and Bowleys Quarters Road, running thence South 33 degrees 40 minutes West binding on the center of said road 98.50 feet and South 28 degrees 22 minutes West 1.58 feet; thence South 56 degrees 25 minutes East 233.30 feet; thence North 25 degrees 45 minutes East 100.92 feet; thence North 56 degrees 25 minutes West 219.40 feet to the place of beginning, consisting of 0.51 acre of land, the improvements thereon being known as parcel 32, No. 15 Bowleys Quarters Road.



14 Feb, 1994

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Michael Novak
Petitioner: Michael Novak
Location of property: 15 Bowleys Quarters Rd., NE/S of Eastern Ave.
Location of Sign: Being on a sign on property being posted
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 3/14/94

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 3, 1994.

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON